

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



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January 22, 2024

Carlo Ferreira  
The Aurora Highlands, LLC  
141 Union Blvd Ste 150  
Lakewood, CO 89228

**Re: Initial Submission Review:** The Aurora Highlands Subdivision Filing No 28 - Plat  
**Application Number:** DA-2062-54  
**Case Numbers:** 2023-3063-00

Dear Mr. Ferreira:

Thank you for your initial submission, which we started to process on December 22, 2023. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and referral agencies.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before February 13, 2024.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner  
City of Aurora Planning Department

Attachment: Xcel Comments

cc: Jeff Killion, Matrix Design Group  
Jacob Cox, ODA  
Justin Andrews, ODA  
Filed: K:\\$DA\2062-54rev1.rtf



## *Initial Submission Review*

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

- 1A. Notification was sent to four (4) adjacent property owners, six (6) outside agencies, and four (4) registered community associations. There were no comments received from adjacent property owners or community associations. Comments were received from one (1) outside agency and are attached to this letter.

#### **2. Completeness and Clarity of the Application**

- 2A. Show streets within ½ mile on the Vicinity Map, including those being dedicated with Filing 26.  
2B. Reference tracts as described in Filing 26.  
2C. Please remit the application fee of \$17,412.00 before the next submittal.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **3. Civil Engineering** (Chris Eravelly / [ceravell@auroragov.org](mailto:ceravell@auroragov.org) / Comments in red)

- 3A. Provide a 58-foot minimum property line radius per section 4.04.1.06 of the COA Roadway Design & Construction Specifications.

#### **4. Land Development Services** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 4A. Provide the State Monument Records for the aliquot corners used in the plat.  
4B. Label publicly dedicated streets within ½ mile of the site on the Vicinity Map.  
4C. Revise the notes and text per the redline comments.  
4D. Fully describe the monuments for the Basis of Bearing.  
4E. Label all easements and verify types/labels. Add tic marks on easements.  
4F. All missing reception numbers will need to be inserted before plat acceptance.  
4G. Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.  
4H. Send in the Certificate of Taxes Due obtained from the County Treasurer's office showing they are paid in full up to and through the plat approval date of recording. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording),  
4I. Please be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. **Please check these items before sending the plat in for recording.**  
4J. Address all redline comments on the plat.

#### **5. Revenue** (Aurora Water/TAPS / [moestman@auroragov.org](mailto:moestman@auroragov.org) / 303-739-7395)

- 5A. Storm Drainage Development Fees Due: 24.5 acres x \$1,242.00 = \$30,429.00  
Fees are due before plat recordation.

#### **6. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

- 6A. See attached comment letter.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
donna.l.george@xcelenergy.com

January 8, 2024

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Debbie Bickmire

**Re: The Aurora Highlands Subdivision Filing No. 28, Case # DA-2062-54**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **The Aurora Highlands F28** and requests that the easements labeled "G.E." are relabeled as "U.E." because they should be considered non-exclusive utility easements.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](https://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.

*Not ready to apply?* Our Builder Developer Representatives can provide you with capacity and process information during the concept phase of a project. Contact us at [BDRCO@xcelenergy.com](mailto:BDRCO@xcelenergy.com) or learn more at [Building and Remodeling \(xcelenergy.com\)](https://xcelenergy.com/BuildingAndRemodeling) as well as view the attached:



21-08-202 Building  
and Remodeling Ser

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com